

OFFICE/WAREHOUSE

FLEX FACILITIES



SITE INFORMATION

- 1225 FT OF HWY 367 FRONTAGE
- BUILT TO SUIT ALLOWANCE FROM DEVELOPER FOR NEW CONSTRUCTION
- 2,400 SF FOR \$2,150/MO ALL INCLUSIVE WITH EXCEPTION OF TENANT'S UTILITIES
- ALL UTILITIES AVAILABLE

- LOCATED ON SOUTH MAIN STREET OFF OF EXIT 42 FROM 67/167
- APPROX. 0.3 MILES OFF EXIT 42
- NOMAC HEADQUARTERS IS DIRECTLY ACROSS THE STREET
- BJ SERVICES IS DIRECTLY BEHIND SUBJECT PROPERTY



FLOOR PLANS CREATED BY DEVELOPER FOR CONCEPTUAL PURPOSES; DEVELOPER WILL CONSIDER MULTIPLE LAYOUT OPTIONS

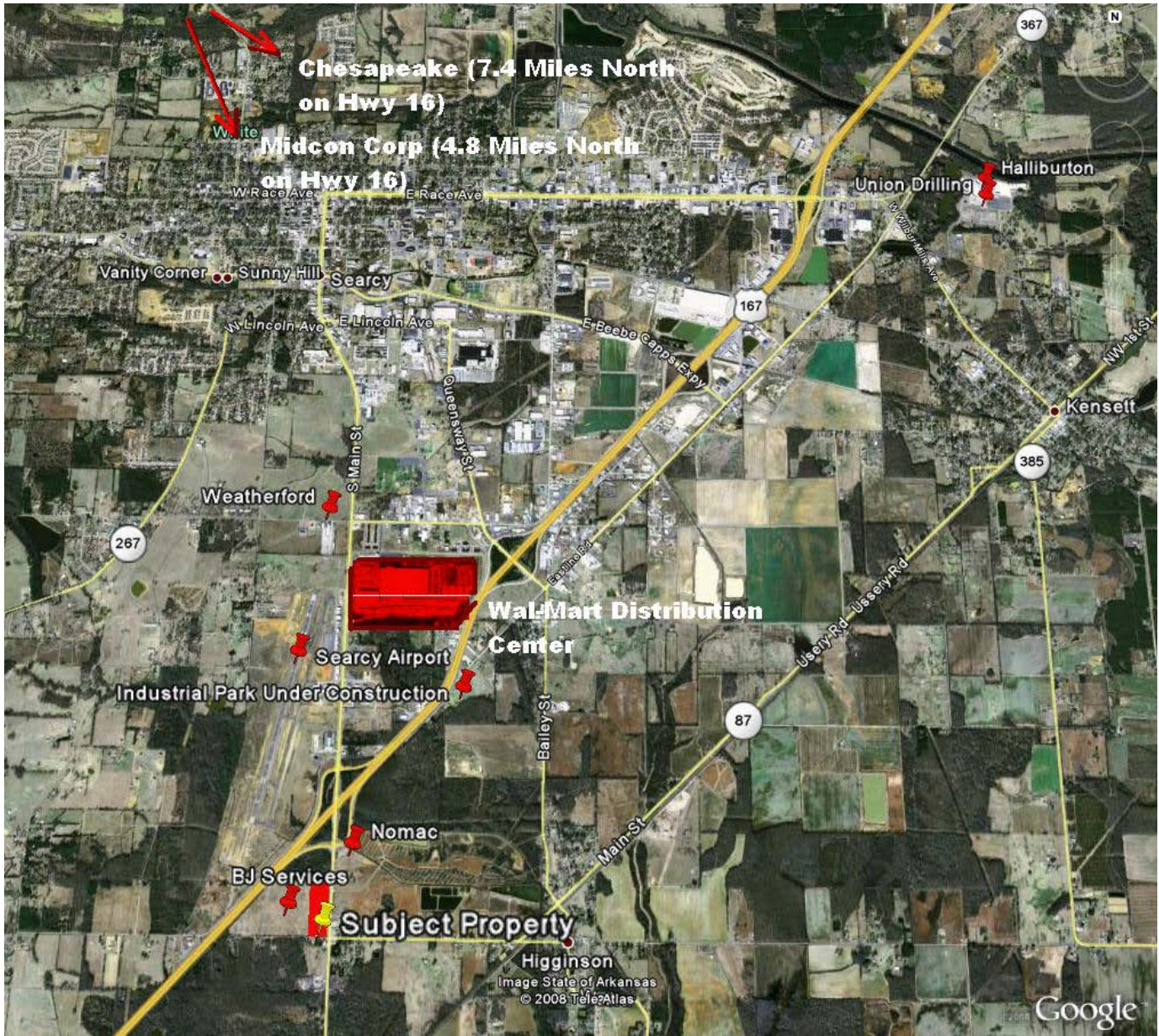
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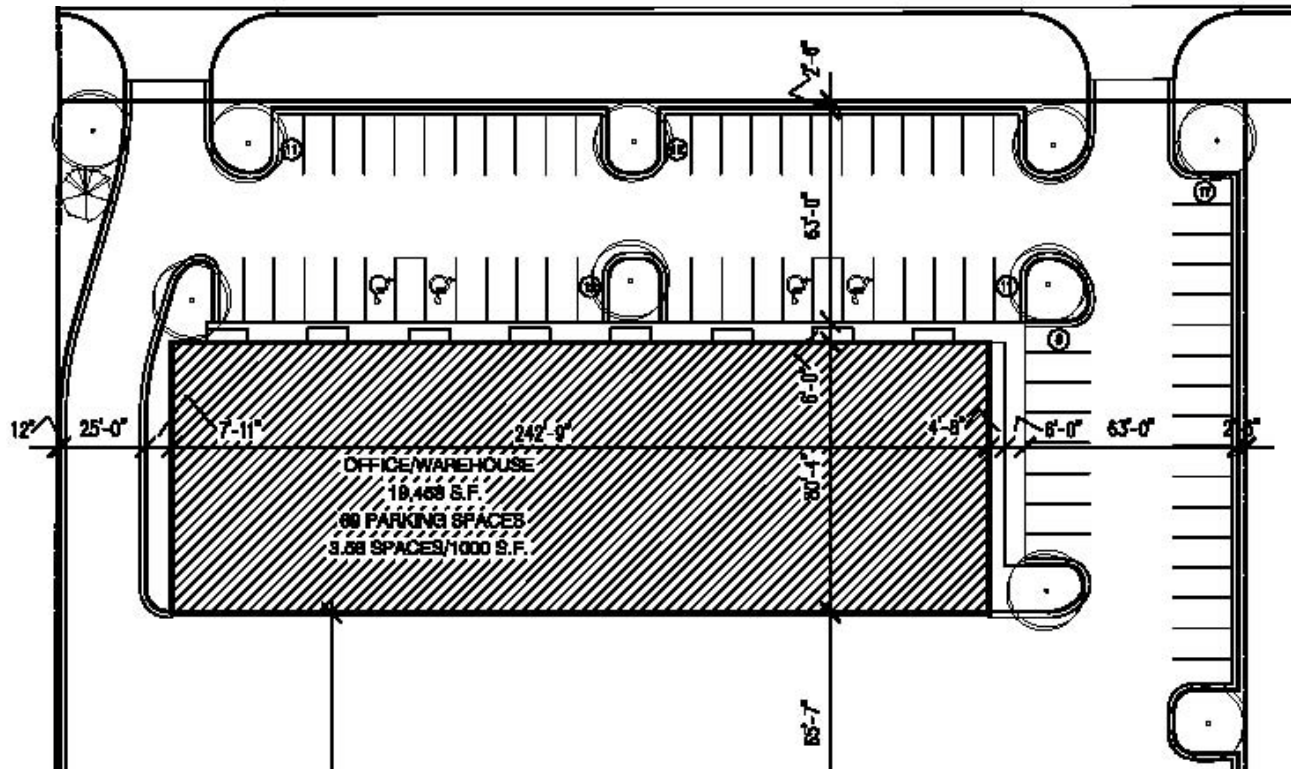
****Important Disclaimer information on final page of this document. ****



NEIGHBORING BUSINESSES INCLUDE:

- **WAL-MART DISTRIBUTION CENTER** 1.5 MILES NORTH
- **BJ SERVICES** ADJACENT TO PROPERTY
- **NOMAC** ACROSS HWY 367
- **WEATHERFORD INT'L** 1.8 MILES NORTH
- **SEARCY MUNICIPAL AIRPORT** 1 MILE NORTH
- **BIRDWELL EXXON** 0.64 MILES NORTH
- **PHILLIPS 66** 1.8 MILES NORTH
- **AIRPORT PLAZA STORAGE** 1 MILE NORTH
- **SEARCY CHAMBER OF COMMERCE** 1.4 MILES NORTH

CONCEPTUAL SITE PLAN



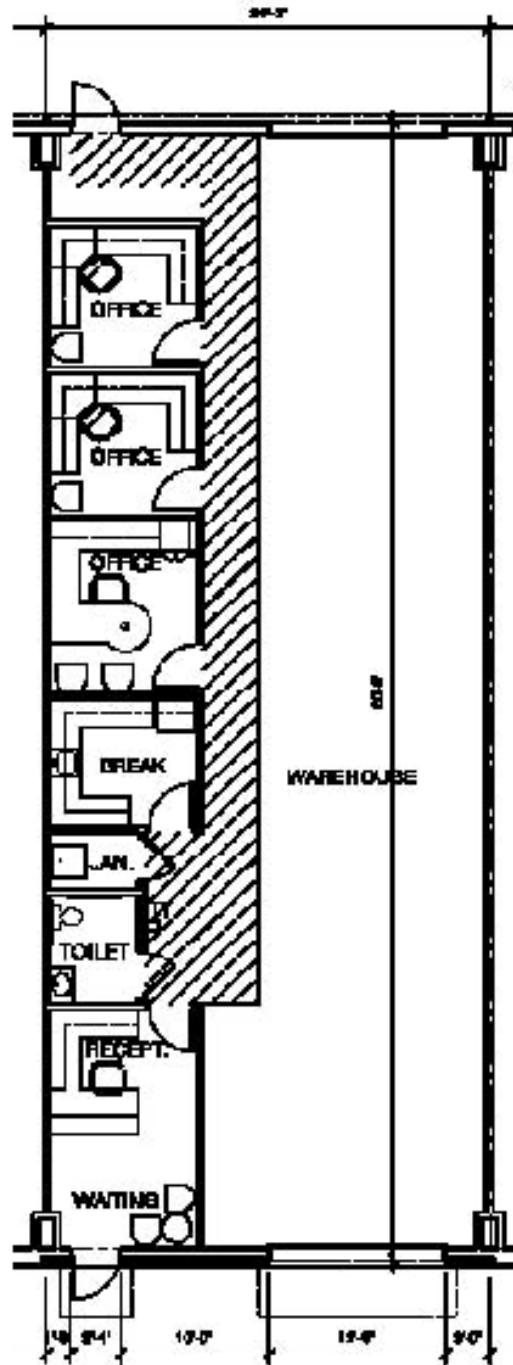
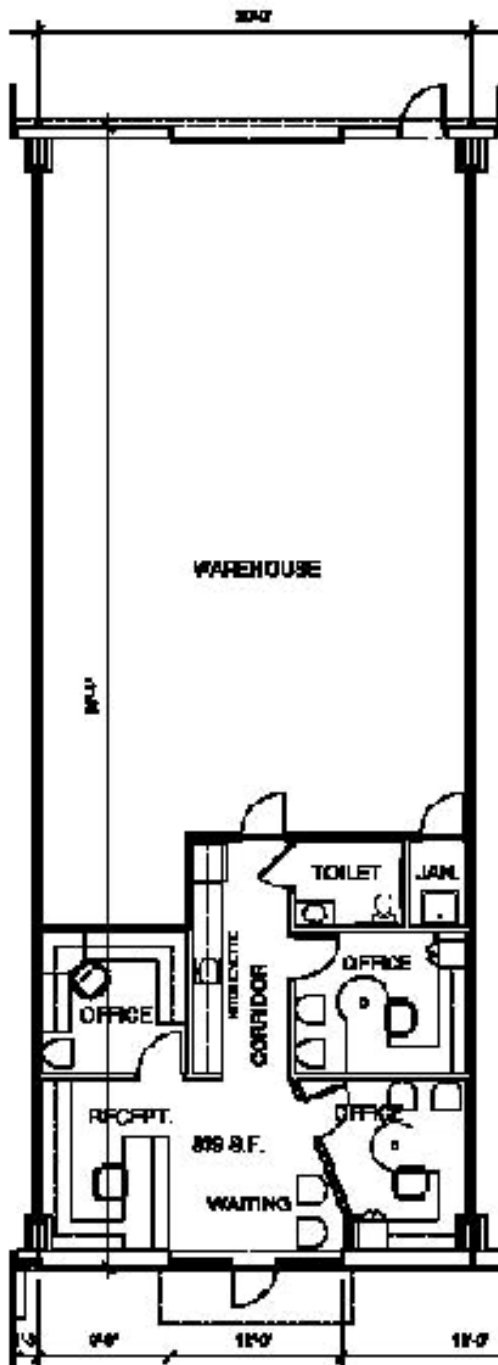
OFFICE/WAREHOUSE CRESCENT COMMERCIAL PROJECT & SOUTHWIND PARTNERS Searcy, Arkansas



OPTIONS AND INFORMATION

- PARKING RATIO 5 SPACES FOR EVERY 1,000 SF
- BUILT TO SUIT OFFICE AND WAREHOUSE SPACE
- OVERHEAD DOORS (14X16) IN BACK WITH OVERHEAD DOORS OR RETAIL DOORS IN FRONT
- PULL-IN OPTION FROM BACK
- PULL THROUGH OPTION WITH DIFFERENT FLOOR PLAN LAYOUT
- LOADING DOCK ACCESSIBILITY

FLOOR PLAN LAYOUT OPTIONS



****FLOOR PLAN MAY ALSO BE CUSTOM TO FIT TENANT SPECS****

****PICTURED FLOOR PLANS MAY NOT BE ENTIRELY COVERED BY DEVELOPER'S TENANT IMPROVEMENT ALLOWANCE. ****

DEMOGRAPHICS FOR THE SEARCY AREA

Population

Total Population	31082
Male Population	15292
Female Population	15790
Percent Change Since 1990	36.0 %
Percent Change Since 2000	8.0 %
Density (Persons per sq. mile)	109.00
Median Age	35.27

Employment

White Collar	12379
Blue Collar	4471

Households

Total Households	12159
Family Households	8468
Non-Family Households	3691
Households With Children	4960
Households Without Children	7199
Average People Per Household	2.46

Education

Number of people who have achieved the following levels of education:	
No High School	892
Some High School	1465
Some College	4039
Associate Degree	1838
Bachelors Degree	2122
Graduate Degree	955

Marital Status

Number of people who have the following marital status:

Never Married	4528
Married	14490
Separated	1697
Widowed	1757
Divorced	2529

Income / Financial

Average Household Income	\$49,199
Median Household Income	\$44,202
Median Income Under 25	\$24,053
Median Income 25-34	\$38,167
Median Income 35-44	\$46,559
Median Income 45-54	\$52,586
Median Income 55-64	\$53,000
Median Income 65-74	\$29,472
Median Income Over 75	\$27,828
Percent increase/decrease in income since 1990	88.0 %
Percent increase/decrease in income since 2000	21.0 %
Average Household Net Worth	\$382,107
Median Household Net Worth	\$110,741
Median Home Sale Price	\$110,000
Median Total Debts	\$127,733
Sales Tax Rate	8.0000 %
<u>Average Total Household Expenditure</u>	<u>\$43,178</u>

****Disclaimer:** All information regarding the property, including without limitation the size, existing leases and rental income, was provided by the seller and not developed or verified by Crescent Commercial. Demographic information is provided by ESRI.com or homes.point2.com. All information is believed reliable, but, if important to any prospective buyer or tenant, should be independently verified. Any prospective buyer or tenant should conduct its own due diligence before making any decisions concerning the offered property. Contact Crescent Commercial for offer details. **